074.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	913,400 / 913,400
					USE VALUE:	913,400 / 913,400
					ASSESSED:	913,400 / 913,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRESCIA RICHARD M/ZELIA M
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	126 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRESCIA RICHARD M/ZELIA M -
Owner 2:	-
Street 1:	126 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,440 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Vinyl Exterior and 2501 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9440.000	421,200		492,200	913,400
Total Card	0.217	421,200		492,200	913,400
Total Parcel	0.217	421,200		492,200	913,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.22 | /Parcel: 365.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46809
GIS Ref
GIS Ref
Insp Date 10/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 074.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	421,100	0	9,440.	492,200	913,300	913,300	Year End Roll	12/18/2019
2019	101	FV	375,900	0	9,440.	492,200	868,100	868,100	Year End Roll	1/3/2019
2018	101	FV	375,900	0	9,440.	421,900	797,800	797,800	Year End Roll	12/20/2017
2017	101	FV	375,900	0	9,440.	393,800	769,700	769,700	Year End Roll	1/3/2017
2016	101	FV	375,900	0	9,440.	337,500	713,400	713,400	Year End	1/4/2016
2015	101	FV	310,400	0	9,440.	302,400	612,800	612,800	Year End Roll	12/11/2014
2014	101	FV	310,400	0	9,440.	279,900	590,300	590,300	Year End Roll	12/16/2013
2013	101	FV	310,400	0	9,440.	266,900	577,300	577,300		12/13/2012

!6204!

PRINT

Date	Time
12/10/20	21:00:26

LAST REV

Date	Time
01/23/19	15:25:24

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6204

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRESCIA RICHARD	42733-117		5/7/2004	Family	1	No	No		
BRESCIA RICHARD	40278-115		8/1/2003	Family	1	No	No		
BRESCIA RICHARD	35435-268		5/6/2002	Family	1	No	No		
BRESCIA RICHARD	34963-236		3/7/2002	Family	1	No	No		
BRESCIA RICHARD	33382-562		8/1/2001	Family	1	No	No		
	20017-303		8/1/1989		290,000	No	No	Y	

USER DEFINED

Prior Id # 1:	46809
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2011	1085	Re-Roof	8,390					
7/3/2002	510	Shed	2,500	C		G4	GR FY04	10X14 SHED
3/13/2002	149	Wood Dec	6,000	C				14X20 WDK-NEW DOOR
1/22/2002	54	Alterati	7,500	C		G4	GR FY04	BUILD FOYER-NEW DO
7/31/2001	523	Siding	24,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
2/13/2009	Meas/Inspect	189	PATRIOT
12/4/2001	External Ins	PM	Peter M
10/14/1999	Meas/Inspect	263	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9440		Sq. Ft.	Site		0	70.	0.74	4									492,243						492,200	

Total AC/HA: 0.21671 | Total SF/SM: 9440 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 492,243 | Spl Credit | Total: 492,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.13661790
Const Adj.:	1.00188005
Adj $ / SQ:	108.182
Other Features:	117877
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441468
Depreciation:	20308
Depreciated Total:	421161

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

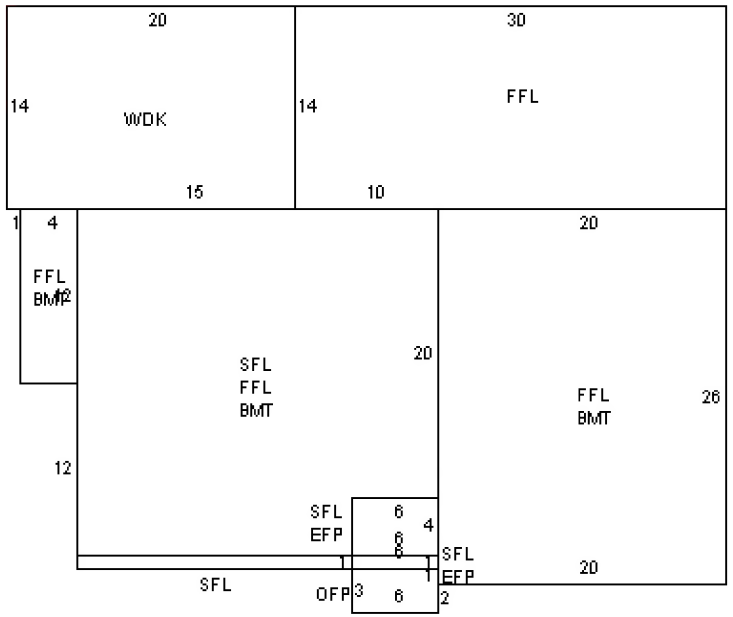
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	119.00
Special Features:	0	Val/Su Net:	116.03
Final Total:	421200	Val/Su SzAd	195.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,564	108.180	169,196
BMT	Basement	1,144	38.780	44,368
SFL	Second Floor	594	108.180	64,233
WDK	Deck	280	9.590	2,685
EFP	Enclos Porch	30	72.740	2,182
OFP	Open Porch	18	44.080	793

	Net Sketched Area:	3,630		Total:	283,457
Size Ad	2157.7500	Gross Are	3661	FinArea	2501

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1978	0.00	T	32.8	101						
2	Frame Shed	D	Y	1	14X10	A	AV	2002	0.00	T	13.6	101						

PARCEL ID

074.0-0004-0004.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc